

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 15, 1971

Appeal No. 10925 William Fred Thompson, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with the absence of Messrs. Scrivener, and Mackey, the following Order of the Board was entered at the meeting of September 21, 1971.

ORDERED:

That the appeal for variance of Section 7507, 3301.1 lot occupancy, rear yard requirements of R-4 District to permit remodeling of garage on alley lot to a residence at rear of 414 - 11th Street, SE., Alley Lots 25 and 26, Square 992, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved and is presently used as garages.
3. Appellant request permission to build a single family dwelling on the property which the garages are now located.
4. The property is located on a 30 foot alley and the access is 15 feet with three accesses to public streets.
5. The property does not abut any other properties as it is completely surrounded by public alleys.
6. The structure itself will have more than 2,100 feet of space in the building and it will have a yard of over 500 square feet as well as a garage.
7. At the public hearing no opposition was registered to the granting of this appeal.

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OPINION:

We are of the opinion that appellant has not proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties or undue hardship upon the owner.

Further, we hold that the requested relief cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A. GROGAN
Secretary of the Board.